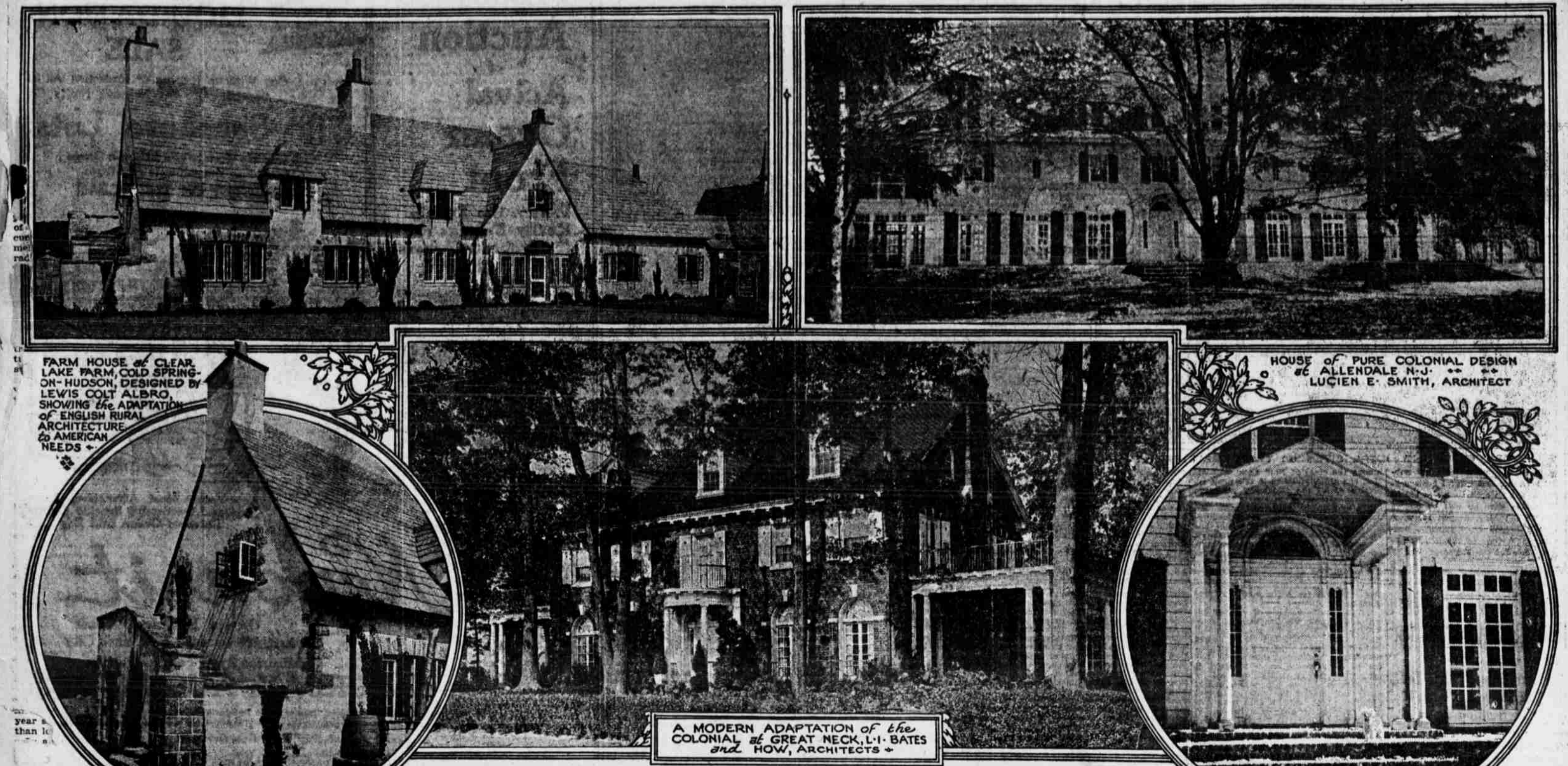


WHAT WILL THE WAR DO TO AMERICAN ARCHITECTURE?



FARM HOUSE OF CLEAR LAKE FARM, COLD SPRING-ON-HUDSON, DESIGNED BY LEWIS COLT ALBRO, SHOWING THE ADAPTATION OF ENGLISH RURAL ARCHITECTURE TO AMERICAN NEEDS.

HOUSE OF PURE COLONIAL DESIGN OF ALLENDALE N. J. BY LUCIEN E. SMITH, ARCHITECT

A MODERN ADAPTATION OF THE COLONIAL OF GREAT NECK, L. I. BY BATES AND HOW, ARCHITECTS

DOORWAY OF COLONIAL HOUSE OF ALLENDALE, N. J.

Authorities Believe World Conflict Will Have Wholesome Effect on Art of Home Designing Here--Say American Soldiers Have Had Ample Opportunity for Studying Beauties of Houses Abroad and Are Bringing Back With Them Finer Appreciation of Structural Effect--Architects Predict English Type of Country House Will Soon Be Even More Popular Here Than It Has Been in Recent Years

Much has been said and written about the effect of the world war on the national life of the United States, but little attention has been paid to one phase of that effect, namely, the change that will inevitably be wrought in the style of houses which Americans will build in the future because of the fact that upward of two million impressionable soldiers, now returning, have been favored with an opportunity to study and observe some of the best types of architecture of France and England.

Much of the improvement in our national architecture has come about through the fact that those architects who in recent years have borne aloft the torch of reform have been greatly assisted by the growing army of tourists which has annually been returning to America with enlightened minds and with a willingness to cooperate with these architects who have been seriously trying to apply here in America the best characteristics of the Old World school.

The army of tourists of the past is small when compared with the army of the future. The army of the future is not made up of men who had a modicum of appreciation for Old World art and beauty before they landed in Europe. More than a million of them were just plain doughboys, but they were brought most of their impressions home with them.

Reference to the assistance which tourists have lent to the pioneers in better home designing for America calls attention to the fact that as soon as peace is entirely restored new and bigger armies of tourists from the United States are going to invade the allied countries, and that they see in the way of the great destruction of the beauties of France, Belgium and Italy will serve only to emphasize the importance which the architecture of those countries will have on them.

Will Dispel the Dark Ages. Painful though the admission may be, the period following the civil war ushered in the "dark age" of American architecture. Whatever the causes of that artistic phenomenon may have been it is not the purpose here to analyze them. Suffice it to say that architects are almost a unit in believing that the world war will go as far toward righting American architecture as the war of the rebellion apparently did to ruin it.

Among the New York architects who sense deeply the subtle change that is impending is Lewis E. Welsh of 123 Madison avenue, who, while in England, made a careful study of English types of domestic architecture and also of the psychological effect they were working on the minds of the American officers and enlisted men.

"Many of our soldiers," says Mr. Welsh, "spent their rest time thinking of home and of the future and interrupted business and domestic plans. Many of them were actually about to build homes when the war intervened. To these especially was afforded an opportunity to study and observe. Many of them lived for months in the atmosphere of splendid artistic surroundings. They marveled at the cathedrals, the public buildings and the chateaux, but the plain small town dwellings of those homes where they were billeted, made the deepest and most lasting impression on them.

"It is natural therefore to believe that a keener appreciation of the merits of our best architects and their work will follow. The greatest effect will be on domestic architecture. The saying that distance lends enchantment applies as much to architecture as anything else so, for that reason, many of the places in which soldiers were stationed and which now possibly have no great charm or interest, will in a few years become, in the memory of these men at least, places of wonderful beauty.

out all the good in towns as well as in people. Some were interested and even amused by the differences in architectural style and in differences in material or methods of construction. Up to that time they had been unable to recognize the basic faults in the architecture of their own country. Now they will be of great assistance to the American architect in the latter's efforts to produce homes here which approximate at least, the French and English cottages of the sixteenth century.

"A man who has been studying houses in France, probably found so many things that were strange to him that he was unconsciously interested and without doubt found himself comparing those houses in detail with houses in his own town or country.

"He noticed first that they were small and set low to the ground. They covered much space and were extremely simple in line and mass. He noticed that they had small windows, leaving large wall spaces, necessitating narrow rooms and spreading out of the buildings. If applied to America this would mean a considerable change in the size of building lots.

"He noticed that the French and English used them not to ornament the facade, but to add to the charm of the rear or side overlooking a hedged garden. We probably never shall do away with porches, as the French have done, but they will not always be front porches. What the porch should mean is an out of door sitting room in a secluded section of the garden. The charm of the French garden terrace will appeal to the veterans of the expeditionary forces and will bear good fruit when the new period of building begins for them.

Importance of Materials Used. "The use of materials plays an important role in the problem and emphasizes the grotesque attempts that have been made in the past in this country to imitate Old World examples. The American stucco or plaster house is a good illustration of badly handled imitation. The observing American soldier appreciates this fact. There is practically speaking no similarity between the English and French workmanship

and finish in stucco or plaster houses and the poorly done cheap imitations here. The question of selection of materials to fit geographical problems is also a big one and American architects are beginning to give serious attention to it." Lewis Colt Albro of 2 West Forty-seventh street believes that the men have brought back from France a realization that styles in architecture do not change like styles in clothes and that they will desire more permanent houses in the future.

"When they were in England and France they were impressed by the permanency of the buildings. They saw that houses in England were built of materials that last. There are no wooden houses in England. Then they found that the good buildings in France were centuries old. As a result when they come to build their own homes they will prefer brick or stone houses.

"The men who were fortunate enough to come in contact with English country life were deeply impressed by it. They will want to copy the English country house. It can be more easily adapted to American needs than the French house. The modern French houses are horrible and should not be copied. In recent years we have been building more and more English houses and I look for an increase in the English influence on our domestic architecture as a result of the war.

"There are really only four types of houses built in the United States and three of them are English. There is our Colonial house, which is an adaptation in wood of the Georgian house. Then there are the Tudor and the later English houses. The fourth type is the American Italian house.

"Each of these houses demands a different setting, but there are so many different later English houses that there is one for almost every type of landscape. Of course the type of house a man builds depends largely upon the amount of money he can afford to spend, but here again the variety afforded by the later English house makes it desirable."

Opinions of Donn Barber. The understanding that local materials are best and a desire for permanent buildings are the two great things which the men of the A. E. F. have brought back from France that will have an effect upon American domestic architecture in the opinion of Donn Barber of 101 Park avenue.

"For the first time many of our boys and the experience of seeing buildings which were old in tradition," said Mr. Barber, "French architecture is purely national. It is based on the traditions of France alone. It has gained variety through the ages and not by borrowing from the architecture of other nations. The same is true of English architecture.

"European architecture is more logical than ours. A man living in a stone house does not dream of sending away for wood when he wants to build a house. Local tradition causes him to use the material at hand. In this country if a man who lives in Maine wants floors of Georgia pine he goes for the lumber, and if he wants California railroad ties he telegraphs for the material. I think that the men who have been overseas will see the advantage of using the materials found in their own neighborhood and that the Maine man will build a stone house and the man from Georgia will use the wood from his own section.

"Our returned soldiers will also want simpler and more logical houses. In the past our houses have been an attempt by each man to unconsciously copy the houses of the land from which he or his ancestors came. Our Colonial houses, which are the only distinctive thing that America has produced in domestic architecture, are the stone forms of Louis XVI, translated into wood.

Utilitarian Motive Dominant. "The trouble with us is that we do not take into consideration that the main purpose of a house, like our clothing, is to protect us from the elements. In Europe each section of a country has the type of houses most suited to its climate, while in the United States we build houses because we think we like their looks. Irrespective of their suitability, I think that our men were impressed by this difference between American and European houses and that they will want houses that are built more consistently with reference to the availability of existing material and that are an adaptation to local needs rather than a mere reproduction of some other house. This will doubtless result in the building of more English houses. They are more easily adapted to American climatic and landscape conditions and they appeal to us more strongly because of our race likeness."

The influence of foreign architecture upon our soldiers, according to Lucien E. Smith of 2 West Forty-seventh street, has been largely unconscious. He believes, though, that it has given them a better appreciation of fine things and has produced a desire for permanent buildings.

"When our men were abroad they saw that the fine buildings of France were the old buildings. They were struck by the difference between our wooden buildings and the stone buildings of Europe. They saw that in other countries the buildings were adapted to suit local conditions. The men who went to Italy saw that two towns within twenty-five miles of each other had buildings of entirely different material, because the people of each town used the materials produced in their own districts.

"They could not help being struck by the difference between the European countries, where houses are built to last, and this country, which is cursed by the speculative builder. As a result, I believe, they will demand better houses, and that each man will want his house built from the materials produced in his own neighborhood. After seeing the houses of Europe they will realize that cheapness and beauty are not incompatible."

Mr. Smith believes that the day of the Colonial house is fast passing. He thinks that America as a nation has outgrown it and that it will be replaced by the later English and Italian houses.

We Are a Gay People. "The Colonial house is a heritage from the England of the George II. he says. "It is too snug for the Americans of today. We have freer ideas and are a gay people. I know it is here, but I don't want to live in an absolutely perfect Colonial house. The better architecture of today does not try to build a Colonial or a Tudor or an Italian house. He plans a house which is adapted to the land and which will give the greatest degree of comfort. He also tries to build a house which fits the nature of his client and the kind of life he likes to lead. As a result he does not try to force a hunting lodge upon a clergyman or satisfy a man who wishes to give large entertainments with an English farm house."

"English country architecture has had a large influence upon our houses in the last few years and I look for the spread of the influence. The men who were abroad were struck by its variety, for the English architects are the most original in the world."

K. G. How of the architectural firm of Bates & How of 25 West Thirty-ninth street believes that the influence of English domestic architecture upon the men who have been overseas will be widely felt. French houses, he thinks, will appeal only to the man who can afford to build a chateau at Newport or an equally large and expensive house in some other exclusive colony.

"There is no one type of house which is exclusively suitable for America," said Mr. How. "It is really too soon for the influence of the men who have seen overseas service to be felt upon American architecture, but I think that English and modified Colonial houses will still be the most popular."

"In building a house the location of the land and the local materials available should determine the type of house. For example, a flat piece of ground demands a Colonial house."

Novel Sales Plan Proves a Success. Queensboro Corp. Disposes of Colonial Apartments in Record Time.

One of the fastest and most successful apartment selling campaigns ever conducted in New York has just been carried through by the Queensboro Corporation, the owners and developers of Jackson Heights, on the Corona extension of the dual transit system, and comprising approximately 160 city blocks extending to Jackson avenue.

The recent offering of sixty "Colonial" apartments at 154 to 174 Twenty-fifth street met with responses from more than 1,000 prospective owner-tenants who had grasped the full meaning of the "Collective Ownership and Rent Insurance Plan" announced by the Queensboro Corporation for the first time about six weeks ago.

In the short period of time since then every one of the apartments has been sold. Each of the six houses is now co-operatively owned and managed for the benefit of the owner-tenants, and the rent to be paid by each tenant is fixed definitely and permanently. The tenants are the landlords, and all the profits are theirs.

Each tenant owner has been carefully selected from among a large number of applicants for the apartment ownership. It was, in fact, necessary to reject a large number of applications.

The stability of the enterprise has been recognized by the city's largest and most prominent lenders on bond and mortgage, and only recently additional loans aggregating about \$1,000,000 were made to the Queensboro Corporation by the Title Guarantee and Trust Company and by the Metropolitan Life Insurance Company for the erection of two new blocks of "garden" type apartments, comprising 120 city blocks, sooner or later will be identified with the city's largest and most important apartment residence section, in which every tenant shall be a part owner of the building in which he resides.

This method of selling direct from "builder to tenant" at cost plus a moderate profit eventually will be adopted by the company to the exclusion of all other methods, so that Jackson Heights, comprising 120 city blocks, sooner or later will be identified with the city's largest and most important apartment residence section, in which every tenant shall be a part owner of the building in which he resides.

Financial Advice for Home Seekers. If you are planning to build or buy a home, your first problems will most likely be financial ones. How much ready cash will you need? How should you go about obtaining a building loan or a mortgage? What is the difference between a first and a second mortgage? How are you to figure your carrying charges or insure a building in the course of construction?

Let PHILIP S. CLARKE solve these problems for you through the real estate columns of THE SUN. Mr. Clarke has had many years of experience in financing home building and home buying ventures and is recognized as one of the foremost authorities in the country on these matters.

Send your queries to the Real Estate Department of THE SUN. It must be distinctly understood, however, that these questions must relate to individual home building or buying projects and not to investment or speculative ventures in real estate. Nor will questions be considered regarding the value of specific pieces of property or the reliability or integrity of any individual or corporation.

Dear Mr. Clarke: I intend building a one family house. Would it be better for me to give the contract to a builder and trust to his honesty or get a building loan from some corporation and have the latter see to it that the plans and specifications are fully carried out?

J. O. B. It is hardly fair to expect a builder to look after his own interests and yours too. Architects would not be in existence if they were of no value, and, frankly speaking, if you can afford to build a house you should afford to have it properly supervised. Don't rely upon the mortgage lender for this work. His margin of security is sufficiently ample to permit of deviations from the plans and specifications without objection, but it is in the smaller matters that your satisfaction or dissatisfaction will be found.

Don't buy a house unless you can afford a veterinarian's opinion, and, if you build a house unless you can afford an expert's supervision.

Dear Mr. Clarke: I am glad to avail myself of your financial advice for home seekers. I have three lots totaling sixty feet, free and clear, at Rockville Centre, L. I., and am having plans prepared for a small six room house with two stories, attic and cellar, covering in all a ground space of 600 square feet. The lots are worth a minimum of \$1,000, and in comparison with other lots in the vicinity \$1,500 for the three would be a fair estimate of their value. I figure that the house will cost me \$4,000 to build.

I would like to finance the proposition on a first and second mortgage basis and would be thankful for any advice that you can give me. The mortgages would have to cover practically the entire cost of the house. What do you think of the possibility of building a frame house of the size mentioned under those conditions?

Is it difficult or expensive to close out a mortgage given by a building and loan association in order to have it replaced by a savings bank mortgage after a few years have passed? H. I. W.

Let us assume that your three lots in Rockville Centre are worth \$1,500. You are going to have trouble in getting a building to construct a two story, attic and cellar frame six room house containing 600 square feet on the first floor for \$4,000. A house of this kind would cost you about \$4,750, I think, and you would be doing well at that figure, assuming, of course, that you do not try to save money by cheapening the details of construction. You can do this by using galvanized instead of lead pipe; cheap plumbing fixtures instead of the better quality and second grade heating equipment. You can save some money on paint, doors, floors, etc., but

you will pay the difference later. So far as financing is concerned, you will not be able to borrow the cost of the house on a first mortgage. You must get a first and second mortgage. First mortgage money for building operations is worth 8 per cent. today and I think if you went out to borrow on second mortgage you would find the expense would bring the cost well up to about 18 per cent. per annum. I think the best course to follow is to try to put in \$1,000 of your own money and you might be able to borrow the rest.

Answering your other question as to the possibility of charging an installment mortgage when it has been reduced and converting the indebtedness into a straight mortgage, some institutions have a fixed charge for this privilege, and others, more particularly associations, cancel the contract upon your waiving a percentage of the profits which have accrued to your account. By either method the cost will run somewhere from 1 per cent. to 3 per cent. on the balance remaining unpaid at the time of the transfer. Why do you want to transfer the mortgage? If it is a good thing at first why not see the job through and have your house clear? An excellent way to save money is to get into debt, and an installment mortgage is one of the most stimulating varieties of obligation.

If you do secure two mortgages it would not be necessary to have the property searched twice. One examination by a title company would be sufficient and the company would then issue a policy insuring the interests of the first and second mortgages separately. Fire insurance should be issued to cover each mortgage separately.

Referring again to your scheme for a first and second mortgage, may I say that I have talked with people who have had typhoid fever and a second mortgage and most of them said that the second mortgage was the worse.

PATERSON MARKET ACTIVE. Paterson's realty market showed activity during the last week. Plans for two new silk mills and a new school were announced. The Mutual Silk Company purchased property at 250 to 254 Twelfth avenue. Plans for a factory which will cost about \$150,000 have been drawn by J. E. De Rosa. The building will be of brick and will be four stories high. The Ryle mills at Mth and Oliver streets, were sold by the John Ryle Real Estate Company to Samuel Pollock for \$110,000. Mr. Pollock will remodel the factories for silk manufacturing purposes.

NAVESINK PARK TO BE SCENE OF SALE

Offerings Will Comprise Lots and Dwellings on Crest of Atlantic Highlands.

Some of the choicest sections of Navesink Park, on the crest of Atlantic Highlands, will be sold at public auction on Saturday, August 23, by Bryan L. Kennedy. The sale will be held on the premises, and 250 building plots and two dwellings of the Navesink Park Company will be disposed of to the highest bidder.

Navesink Park overlooks Sandy Hook Bay, Raritan Bay and the lower New York Bay, as well as the sweep of the Atlantic Ocean. It is twenty-one miles from New York city. The park was founded several years ago by a number of prominent citizens of New York and New Jersey, including George F. Baker, the late Henry Hilton, the late James Talbot, the late Abram S. Hewitt, F. H. Cassatt, Henry B. Laidlaw, Samuel D. Babcock, Howard Potter, Horace Russell, Henry N. Alexander, Charles Siedel, Thomas F. Kinney, Fritz Achelis, Henry B. Hyde, James C. Parrish, A. C. Julliard and others. Their attention was drawn to the Atlantic Highlands as a beautiful and pleasant spot near New York, combining the attractions of mountain and seashore, where they could build their summer homes and yet be within a reasonable distance of their offices.

The company engaged the services of Gen. Egbert L. Viele, a famous engineer and landscape architect of the day, under whose supervision extensive winding roads were built and the park laid out. The park stretches along Sandy Hook Bay for over a mile and extends far back over the neighboring hills whose name it bears, encompassing in its domain Mount Mitchell, with an altitude of 269 feet above sea level, which is said to be the highest point between Maine and Florida on the Atlantic coast. Scarcely anywhere else on the coast are mountains, ocean and bay so ideally combined.

A considerable portion of the property is heavily wooded. The new ocean boulevard traverses Navesink Park its entire length, and is now the favored route for automobiles along the coast. When fully completed, it is understood the boulevard will extend to Cape May, a distance of about 120 miles from Atlantic Highlands. The boulevard, as it winds through the park, has an altitude of about 200 feet above sea level, and from almost any part of it can be had an unsurpassed view many miles out to sea. The boulevard forms a natural crown's nest of the Atlantic. On a clear day the buildings of lower Broadway in New York city are easily discernible.

Navesink Park can be reached by through trains of the Central Railroad of New Jersey, or from the middle of May to October by its fast twin screw express steamers, the Monmouth and Sandy Hook, which make frequent trips from New York city to the pier at Atlantic Highlands, a distance of twenty-one miles, in about an hour.

LYNBROOK, ARVERNE LOTS UP AT AUCTION

Quick Transit Facilities Make Property Attractive.

Several hundred building lots at Lynbrook and Arverne will be sold at auction on August 16 by Joseph P. Day. The Lynbrook sale will take place at 2:30 o'clock in the afternoon at Broadway and Langdon place and the Arverne sale will start at 7:30 o'clock on the premises adjacent to Wave Crest avenue.

The Lynbrook offerings consist of 192 lots on Langdon and Lyon places adjoining Broadway and the Long Beach railroad station and on the Merrick road. Those at Arverne consist of 197 unrestricted lots in the neighborhood of Remington, Wave Crest and Elizabeth avenues. Mr. Day will also sell seven dwelling houses at Arverne on Beach Sixtieth, Sixty-first and Sixty-second streets and on Larken avenue and Rockaway boulevard.

Lynbrook, which is "Brooklyn" with the syllables reversed, is the gateway to Long Beach, which is five miles from the city. It has grown into one of the busy communication centers on the south shore, largely because of its forty-five minute train service, via the fast electric service on the Long Beach division of the Long Island railroad. Lynbrook has also the service of the Montauk steam division.

FORM NEW REALTY COMPANY. The 303 West 104th Street Corporation was formed at Albany yesterday by Harry Lesser, Frederick S. Dunn and Augustus J. White. The E. W. K. Holdrege Company, E. W. Klappert, president, owns title to four three-story dwellings at 303 and 304 West 104th street and 377 and 379 West End avenue, forming the northwest corner of these thoroughfares.